

DESIGNATING THE EPIPHANY CHAPEL
AS AN HISTORIC LANDMARK.

Ordinance No. 107756

AN ORDINANCE relating to historic preservation, designating the Epiphany Chapel a Landmark under Ordinance 106348 and imposing controls thereon.

84-11-109
Engraved 10/17/78 WD:H PASS
COMPT. CLERK
FILE NUMBER _____

Council Bill No. 99776

INTRODUCED: SEP 25 1978	BY: EXECUTIVE REQUEST
REFERRED: SEP 25 1978	URBAN DEVELOPMENT & HOUSING
REFERRED:	
REFERRED:	
REPORTED: OCT 23 1978	SECOND READING: OCT 23 1978
THIRD READING: OCT 23 1978	SIGNED: OCT 23 1978
PRESENTED TO MAYOR: OCT 24 1978	APPROVED: NOV 1 1978
RETD. TO CITY CLERK: NOV 1 1978	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

✓ Legis
✓ DCD
✓ Plan Comin

FUB
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✓ 1cc - Landmarks Pres. Bd.

ORDINANCE 107756

AN ORDINANCE relating to historic preservation, designating the Epiphany Chapel a Landmark under Ordinance 106348 and imposing controls thereon.

WHEREAS, the Landmarks Ordinance (106348) establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, The Landmarks Preservation Board after a public hearing on May 17, 1978 voted to approve the nomination of the Epiphany Chapel, 3719 East Denny Way, Seattle as a Landmark under Ordinance 106348; and

WHEREAS, after a public hearing on June 21, 1978, the Board voted to approve the designation of the Epiphany Chapel as a Landmark under Ordinance 106348; and

WHEREAS, on August 11, 1978 the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of the designation, controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Epiphany Chapel, more particularly described as Lot 103, Denny Blaine Lake Park to the City of Seattle, as a Landmark is hereby approved, based upon satisfaction of the following criteria of Ordinance 106348:

(2) - It is associated in a significant way with the life of a person important in the history of the city, state, or nation; and

(3) - It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation; and

(5) - It is an outstanding work of a designer or builder; and

1 (6) - Because of its prominence of spatial location,
2 contrasts of siting, age, or scale, it is an easily
3 identifiable visual feature of its neighborhood or the
4 city and contributes to the distinctive quality or
5 identity of such neighborhood or the city.

6 Section 2. The following controls upon alteration of
7 the landmark are hereby imposed:

8 A Certificate of Approval must be obtained or the time
9 for denying a Certificate of Approval must have expired
10 before the owner may make alterations to: The entire
11 exterior and interior of the chapel, provided that
12 nothing herein shall prevent any changes in such features
13 where such changes are necessitated by changes in the
14 liturgy, it being understood that the owner is the
15 exclusive authority on liturgy and is the decisive
16 party in determining what architectural changes are
17 appropriate to the liturgy; provided, further, that
18 when it is proposed to make changes necessitated by
19 changes in the liturgy, the owner shall communicate the
20 nature of such proposed change to the Landmarks Preser-
21 vation Board in order to receive comment, and, if
22 required, the Board shall issue a Certificate of Approval,
23 however prior to the issuance of any Certificate, the
24 Board and owner shall jointly explore such possible
25 alternative design solutions as may be appropriate or
26 necessary in order to preserve the above specified
27 features of the designated structure. Any in-kind
28 maintenance and repair for the above noted features
shall be excluded from the above controls.

Section 3. The following economic incentives are
hereby made available to the owner:

(To be used for all Ordinances except Emergency.)

1. The incentives available to all Seattle Landmarks under the City's Zoning Ordinance;
2. Historic Preservation Grants-in-Aid funds, on an application basis, should the property be entered in the National Register of Historic Places; and
3. Benefits available under the Tax Reform Act of 1976 should the property be entered in the National Register of Historic Places.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 14.08 of Ordinance Number 106348.

Section 5. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections and deliver two copies to the Landmark Preservation Board, and one to the Superintendent of Buildings.

Section 6. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 23 day of October, 1978,
and signed by me in open session in authentication of its passage this 23 day of
October, 1978 John Miller
President of the City Council.

Approved by me this 1 day of November, 1978 Charles Roper
Mayor.

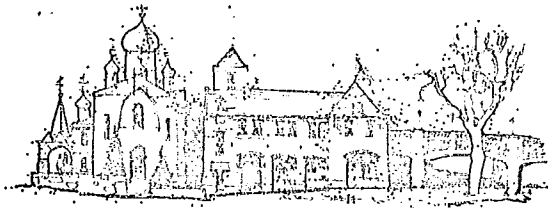
Filed by me this 1 day of November, 1978.

Attest: E. L. King
City Comptroller and City Clerk.

(SEAL)

Published.....

By Rayne McGuire
Deputy Clerk.



The City of Seattle

Landmarks Preservation Board

919 Arctic Building Seattle, Washington 98104 • (206) 625-4501

LPB - 109/78

APPROVAL OF NOMINATION

NAME OF PROPERTY: Epiphany Chapel
3719 E. Denny Way
Seattle, Washington

LEGAL DESCRIPTION: Denny-Blaine Lake Park Addn - Lot #103

At its meeting of May 17, 1978 the Landmarks Preservation Board voted to approve the nomination of Epiphany Chapel.

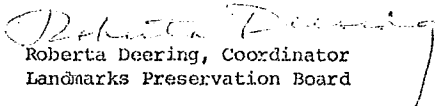
The following particular features and/or characteristics are proposed to be preserved:

--the entire chapel structure, interior
and exterior;

--the landscape elements of the site

The Board will hold a Public Hearing - Wednesday, June 21, 1978 - 11:00 a.m., in the Mayor's Conference Room - 12th Floor - Municipal Building, at which the Board will consider the Approval of Designation for Epiphany Chapel.

Earl D. Layman
City Historic Preservation Officer

BY: 
Roberta Deering, Coordinator
Landmarks Preservation Board

/kf 052278

FOLLOWING STATEMENT SHOULD BE INCLUDED UNDER CONTROLS FOR
EPIPHANY CHAPEL

ANY IN-KIND MAINTENANCE AND REPAIR FOR THE ABOVE NOTED
FEATURES SHALL BE EXCLUDED FROM THE ABOVE CONTROLS.



The City of Seattle

Landmarks Preservation Board

400 Yesler Bldg.
919 Xerox Building Seattle, Washington 98104 • (206) 625-4501

RECEIVED
AUG 11 1978
CITY OF SEATTLE
OFFICE OF URBAN CONSERVATION

LPB-207/78

AGREEMENT ON PROPOSED CONTROLS & INCENTIVES

Epiphany Chapel (Episcopalian)

3710 E. Denny Way

C O N T R O L S :

To assure preservation of the specified features and characteristics of the Landmark, the following Controls shall be imposed:

1. A Certificate of Approval, issued by the Landmarks Preservation Board, must be obtained, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to:

- - the entire exterior and interior of the chapel, provided that nothing herein shall prevent any changes in such features where such changes are necessitated by changes in the liturgy, it being understood that the owner is the exclusive authority on liturgy and is the decisive party in determining what architectural changes are appropriate to the liturgy; provided, further, that when it is proposed to make changes necessitated by changes in the liturgy, the owner shall communicate the nature of such proposed change to the Landmarks Preservation Board in order to receive comment, and, if required, a Certificate of Approval, ^{newly} prior to the issuance of any Certificate, the Board and owner shall jointly explore such possible alternative design solutions as may be appropriate or necessary in order to preserve the above specified features of the designated structure.

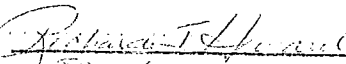
the Board shall
15 Nov 78

I N C E N T I V E S :

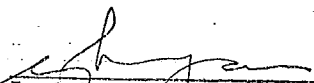
The following economic incentives are hereby noted as available to the owner:

1. The incentives to all Seattle Landmarks under the Zoning Code;
2. The availability of Historic Preservation Grants-in-Aid funds, on an application basis, should the property be entered in the National Register of Historic Places.

WE, the undersigned, the Owner of this property, and the City Historic Preservation Officer, do hereby agree in accordance with the provisions of Seattle Landmarks Preservation Ordinance 106348, to the above proposed Controls and Incentives.

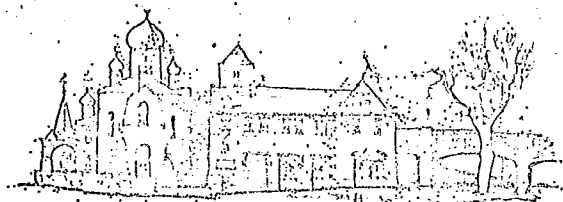

Robert T. Leonard
Owner Epiphany Episcopal Church

August 11 1978
Date


Earl B. Layman
City Historic Preservation Officer

080178
Date
ad received 0816 FT.

/hg



The City of Seattle

Landmarks Preservation Board

400 Yesler Bldg.

98104 Seattle, Washington 98104 • (206) 625-4501

LPB-152/78

REPORT ON DESIGNATION

NAME OF PROPERTY:

Epiphany Chapel
3719 E. Denny Way

LEGAL DESCRIPTION:

Denny-Blaine Lake Park Addition
Lot #103

OWNERS:

The Vestry/Episcopal Church
3719 E. Denny Way
Seattle, Washington 98122

RECOMMENDATIONS FOR DESIGNATION:

On June 21, 1978, the Landmarks Preservation Board conducted a Public Hearing to consider the designation of Epiphany Chapel as a Seattle Landmark. After receiving evidence and hearing testimony, the Board voted to approve designation of the structure as a Seattle Landmark; those significant features of the structure noted include:

- the entire exterior and interior of the chapel provided, that nothing herein shall prevent any changes in such features where such changes are necessitated by changes in the liturgy, it being understood that the owner is the exclusive authority on liturgy and is the decisive party in determining what architectural changes are appropriate to the liturgy; provided, further, that when it is proposed to make changes necessitated by changes in the liturgy, the owner shall communicate the nature of such proposed change to the Landmarks Preservation Board in order to receive comment, and, if required a Certificate of Approval, and prior to the issuance of any Certificate, the Board and owner shall jointly explore such possible alternative design solutions as may be appropriate or necessary in order to preserve the above-specified features of the designated structure.

Administered by The Office of Urban Conservation, The Seattle Department of Community Development

- The Board finds that the chapel merits designation on the basis of the following criteria of Landmarks Preservation Ordinance 106348, Section 3.01, (2), (3), (5) and (6):

(2) It is associated in a significant way with the life of a person important in the history of the city, state or nation;

Mrs. Stephen Chadwick is the granddaughter of the tenth president of the United States, John Tyler, and has been a member of the parish since the early days. Stephen Chadwick, Sr. was the son of a judge, and was national president of the American Legion.

Mrs. Thomas M. Kydd was a direct descendent of the first governor of Massachusetts, and was of the Fordin family.

Jenny Ross was a boy soprano in the choir, and later was sent to the New York Cathedral of St. John the Divine, and later became a radio and opera singer in New York.

Dr. Chal Paige Bryant was the nephew of Wm. Cullen Bryant, the poet.

Mrs. William C. Hicken (Wentworth) is the grandniece of the writer Nathaniel Hawthorne, and is a Colonial Desc.

Admiral Frank Watkins was Commander-in-Chief of the Submarine Fleet during the Second World War.

Admiral Wells Thompson is now retired. Mrs. Wells Thompson is the daughter of the late Captain Louis J. Culliver, Captain of Old Ironsides.

Congressman Brock Adams, now Sec. of Transportation, taught the high school class at Epiphany.

Tim Hill, a former State Legislator, is now a Seattle Council Member. He and his family are very active in the parish.

Mrs. Thomas Osgood, the wife of a former Associate Rector at Epiphany, is the daughter of a late Bishop of Spokane.

Mrs. Mary Giesting and her brother, George Cornell, were members of the Texas Family - Maverick. Mrs. Giesting was the early organist.

Dean Wusk was married in the Chapel.

Shelby Tuttle is the great, great, grandnephew of Bishop Sylvester Tuttle who was the early Bishop of Montana, and the Presiding Bishop of the National Church.

Joseph Gandy was an attorney and associated with the World's Fair from 1959-1960. He also was a candidate for Governor. Mrs. Gandy has been involved in many civic affairs, among them as Chairman of the Committee for the Restoration of the Governor's Mansion in Olympia.

Barbara Piscock was a gold champion.

J. Bolton, recently retired from Bethlehem Steel Company, has been State Chairman for Handicapped Children.

Eddie Carlson was head of Western Hotels, then President of United Airlines and was also President of Century.

Lydia Verrhill - business woman and very influential in both the Diocese and the parish.

Floyd Nordstrom whose father was a partner in Mallin and Nordstrom shoe store. His sons then expanded the business into the Nordstrom stores.

Bill Grindel -- Public Relations and author of several books.

William Read - Lutheran who has been very active and influential in the Diocese and the Parish.

Mrs. Karl Mann (Charlotte) was the daughter of the founder and head of the Kristoferson Dairy, which was the big dairy of the early days in Seattle.

Julius Stratton the son of Judge and Mrs. Stratton (he and wife are active members of the parish) became President of the Massachusetts Institute of Technology.

Dr. Tate Mason, son of Dr. Mason, was one of the founders of Virginia Has Hospital. Both Tate and his wife Beth are very active in the parish.

Mrs. Mary Downing Bronson was an original member of the parish. The town of Downing, N. H. was named for her family.

Mr. Roy Kinnear and his wife Mrs. Kinnear were active in the parish. Mrs. Kinnear was the daughter of Governor S. G. Cosgrove, an early Governor of Washington.

Mr. Kinnear was the son of George Kinnear, who was a pioneer, and for whom Kinnear Park was named.

Mr. Harry Hartman, who was blind, owned and ran Hartman's Book Store. He also for many years was the organist for the eight o'clock services in the church.

Edward Hesterell - connected with the Stone Webster Co. of N.Y., first owners of the street car system in Seattle.

Kittinger - had a large realty company and his home was later the beginning of the Lakeside School buildings.

Other families of prominence:

Harold Spruntice Floodel

Victor Poulsen

Dr. Earl Frookornik

Francis Guy (Winkler) Holtzmann

Arthur Collier

William Wright -- active in both the Diocese and Parish.

Lawrence Arnold, Sr.

Walter Hartner

Wm. Alice Barr

Manson Beckus

James Glise

George Van Waters

George Washington

Thomas Gladd

Full Sick

Frederick W. Collins

James Crissey

Stan Crissey

Carey Donorth

Henry Gellert

John Hancock

Dr. C. E. Goodcroft

Francis J. Kelly - retired British Consul

Sheffield Phelps

Henry Schmitz

Robert Sennett

K. Inslow

- (3) It is associated in a significant way with significant aspects of the cultural, political or economic heritage of the community, city, state or nation:

This criterion is also satisfied by the listing of persons important to the city and state included under Criterion 2.

- (5) It is an outstanding work of a designer or builder:

The Epiphany Chapel, built in 1911, is the finest design of Ellsworth Storey's three known church commissions. The massing of the various parts of the Chapel flow together well into a strong composition. Storey's excellent use of brick and wood, finely detailed, adds a comfortable and human scale to the exterior.

The lower walls are constructed of "clinker" brick of varying color. At random locations along these walls, bricks have been projected from the base surface to create highlights and dark shadows.

Rising above this rich brick texture of the lower wall is the upper portion of rough -finished plaster set between lightly stained timber structural elements. This detailing is reminiscent of Storey's earlier structural expression in the Western Stick Style of the Hoo Hoo House at the 1909 Alaska-Yukon-Pacific Exposition and the Cottage project in Selman Park begun in the same year as the Epiphany Chapel. All of these work, exemplify Storey's exploration of the honest expression of structure in his architecture. That it was a career-long concern can be seen expressed in his final works in log and stone over twenty years later at Moran State Park on Orcas Island.

Cedar shakes over the Chapel's steep gabled roofs. Deep overhangs protect the plastered surfaces of the upper walls from inclement weather. At points along the wall where windows appear, the overhang cuts away in a characteristically Storey detail to expose the window to the maximum amount of available light.

The somewhat English Tudor Style of the exterior is largely devoid of religious symbols found in more traditional churches. In place of these more literal elements, such as stained glass windows, Storey instead employed forms associated with churches, a belltower and the large Gothic arched windows, as a way to identify the building's function.

The windows of the Chapel are constructed of uncolored translucent glass formed into a delicately scaled diamond pattern. The effect is a subtle blend of the windows into the rich texture of the exterior; they are reminiscent of Bernard Maybeck's Christian Science Church in Berkeley.

Ellsworth Storey made use of this diamond window pattern in several of his residential designs during this period, most notably in the Mt. Baker residence of Isaac H. Fisher and the 1910 commission for Harman Stuber. The graceful variation on the Gothic arch found throughout the exterior and interior also first appeared in an earlier Storey design not far away from the Chapel, the 1908 George Barclay residence at 133 Madrona Place. The overall im-

(5) Continued:

pression from Storey's humane handling of these elements, characteristic of his residential design, is one of comfort and quiet dignity - the successful creation of a true "house" of worship.

The interior continues the suggestive Gothic or Tudor detailing of the exterior. The wood structural system supporting the roof is left exposed and unfinished. Eunice Storey de Chateau noted in her 1959 biography about her father that woodwork inside the Epiphany Chapel originally had only a wax finish.

The beams, rafters, and roof decking are all constructed from common lumber and therefore minimize cost. Ellsworth Storey's simple, yet strong detailing form them into clear expressions of design merged with function.

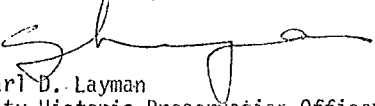
The white plaster surfaces of the walls and columns define the interior enclosure while their lightness adds to a feeling of a larger space. In addition, a strong counterpoint is established to the rich natural finish of the interior woodwork. This interplay between light and dark, natural and painted surfaces is characteristic of Storey's work during this period. Examples can be found in his own houses on Dorffel Drive as well as numerous other designs completed at that time.

(6) Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city;

The Epiphany Chapel, in addition to the Denny-Blaine Lake Park across the street, for many years has served as a prominent urban element in the Denny-Blaine and Madrona neighborhoods. Ellsworth Storey himself belonged to the parish. In recent years, a larger church was constructed to accommodate a growing congregation. The design for this newer church substantially ignores the smaller and more humanly scaled Storey Chapel. However, it has not been forgotten.

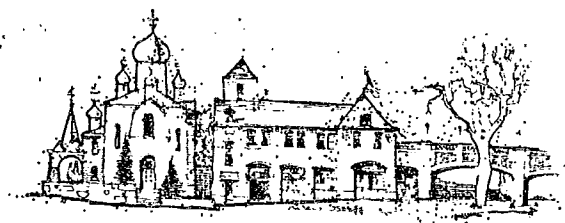
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Issued June 30, 1978



Earl D. Layman
City Historic Preservation Officer

EDL:hg



RECEIVED
APR 25 1976

City of Seattle
Department of Community Development/Office of Urban Conservation
CITY OF SEATTLE
OFFICE OF URBAN CONSERVATION

Landmark Nomination Form

Name Epiphany Chapel Year Built* 1911
(Common, present or historic)

- ☒ Landmark
- ☐ Landmark Site
- ☐ Both

Street and Number 3719 E. Denny Way

Assessor's File No. 195470 0655 0

Legal Description Plat Name Denny-Blaine Block - Lot #103
Lake Park Appu

Present Owner Episcopal Church Present Use Chapel

Address Same

Original Owner Same Original Use Main Church

Architect Ellsworth Prime Storey Builder Unknown

Designation Criteria:

Standards for Designation of Landmark Sites and Landmarks. (Ordinance 106348 Section 3.01). An object, site or improvement which is more than twenty-five (25)* years old may be designated for preservation as a landmark site or landmark if it has significant character, interest or value, as part of the development, heritage or cultural characteristics of the city, state, or nation and if it falls into one of the following categories:

Explain and list documentation supporting each criterion checked: (use additional sheets if needed for detailed descriptions of property, historical significance, etc. as applicable.)

- ☐ (1) It is the location of, or is associated in a significant way with, an historic event with a significant effect upon the community, city, state or nation; or

- ☒ (2) It is associated in a significant way with the life of a person important in the history of the city, state, or nation; or

SEE ATTACHMENT

- ☐ (3) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation; or

- ☐ (4) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; or

- ☒ (5) It is an outstanding work of a designer or builder; or

See attached description

- ☒ (6) Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city;

See attached description

EPIPHANY CHAPEL

(5) The Epiphany Chapel, built in 1911, is the finest design of Ellsworth Storey's three known church commissions. The massing of the various parts of the Chapel flow together well into a strong composition. Storey's excellent use of brick and wood, finely detailed, adds a comfortable and human scale to the exterior.

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(6) The Epiphany Chapel, in addition to the Denny-Blaine Lake Park across the street, for many years has served as a prominent urban element in the Denny-Blaine and Madrona neighborhoods. Ellsworth Storey himself belonged to the parish. In recent years, a larger church was constructed to accomodate a growing congregation. The design for this newer church substantially ignores the smaller and more humanly scaled Storey Chapel. However, it has not been forgotten.

William Bain Sr., himself a noted architect, spoke for many of the older members of the parish when he expressed his personal preference for attending services in the more intimate Epiphany Chapel.

(1) It is the location of, or is associated in a significant way with, an historic event with a significant effect upon the community, city, state or nation; or

At first there was some opposition to the church being built in the present location but finally the Epiphany Chapel (originally the main church) was built in 1911. It was designed by the celebrated architect Ellsworth Storey. At the time, it was the only church from Mt. Baker to Laurelhurst and was the parish church of the upper middle class and working people of the Madrona Park and Denny-Blaine Park area. If the residents did not attend the Epiphany, they went to town for services until the Madrona Presbyterian and St. Theresa's churches were built.

(2) It is associated in a significant way with the life of a person important in the history of the city, state or nation; or

Mrs. Stephen Chadwick is the granddaughter of the tenth president of the United States, John Tyler, and has been a member of the parish since the early days. Stephen Chadwick, Sr. was the son of a judge, and was national president of the American Legion.

Mrs. Thomas Wm. Kydd was a direct descendant of the first governor of Massachusetts, and was of the Bowdoin family.

Lanny Ross was a boy soprano in the choir, and later was sent to the New York Cathedral of St. John the Divine, and later became a radio and opera singer in New York.

Dr. Chal Paige Bryant was the nephew of Wm. Cullen Brant, the poet.

Mrs. William McMicken (Hawthorne) is the grandniece of the writer Nathaniel Hawthorne, and is a Colonial Dame.

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Dean Rusk was married in the Chapel.

Shelby Tuttle is the great, great, grandnephew of Bishop Sylvester Tuttle who was the early Bishop of Montana, and the Presiding Bishop of the National Church.

Joseph Gandy was an attorney and associated with the World's Fair from 1959-1964. He also was a candidate for Governor. Mrs. Gandy has been involved in many civic affairs, among them as Chairman of the Committee for the Restoration of the Governor's Mansion in Olympia.

Barbara Hiscock was a golf champion.

J. Bolton, recently retired from Bethlehem Steel Company, has been State Chairman for Handicapped Children.

Eddie Carlson was head of Western Hotels, then President of United Airlines and was also President of Century 21.

Tyler Hemphill - business man and very influential in both the Diocese and the parish.

Lloyd Nordstrom whose father was a partner in Wallin and Nordstrom shoe store. His sons then expanded the business into the Nordstrom stores.

Bill Speidel -- Public Relations and author of several books.

William Reed - lumberman who has been very active and influential in the Diocese and the Parish.

Mrs. Karl Mann (Charlotte) was the daughter of the founder and head of the Kristoferson Dairy, which was the big dairy of the early days in Seattle. Julius Stratton the son of Judge and Mrs. Stratton (who were active members of the parish) became President of the Massachusetts Institute of Technology. Dr. Tate Mason, son of Dr. Mason who was one of the founders of Virginia Mason Hospital. Both Tate and his wife Beth are very active in the parish.

Mrs. Mary Deming Bronson was an original member of the parish. The town of Deming, Wa. was named for her family.

Mr. Roy Kinnear and his wife Myrn, were active in the parish. Mrs. Kinnear was the daughter of Governor S.G. Cosgrove, an early Governor of Washington. Mr. Kinnear was the son of George Kinnear, who was a pioneer, and for whom Kinnear Park was named.

Mr. Harry Hartman, who was blind, owned and ran Hartman's Book Store. He also for many years was the organist for the eight o'clock services in the chapel. Edward Patwell - connected with the Stone Webster Co. of N.Y., first owners of the street car system in Seattle.

Kittinger - had a large realty company and his home was later the beginning of the Lakeside School buildings.

Other families of prominence:

Harold Prentice Floodel

Victor Bouillon

Dr. Earl Brookbank

Francis Guy Frink ~~Ar#44ur#Fellefen~~

Arthur Collefson

Willard Wright -- active in both the Diocese and Parish.

Lawrence Arnold, Sr.

Walter Latimer

Wm. Wallace Barr

Manson Backus

James Clise

George Van Vaters

George Westinghouse

Thomas Gleed

Emil Sick

Frederick B. Collins

James Crissey

Sten Crissey

Carey Donworth

Henry Gallert

John Hauberg

Dr. A.H. Meadowcroft

Francis J. Pelly - retired British Consul

Sheffield Phelps

Henry Schmitz

Robert Denny Watt

K. Winslow

(3) It is associated in a significant way with a significant aspect of the cultural, political or economic heritage of the community, city, state or nation.

In the early days the chapel was used for many community meetings. The Red Cross used the chapel for a bandage rolling center during the First World War. One time the Health Department gave an illustrated lecture on the danger of flies? The women used it every Lent to sew for missionary needs. The young people of the area held meetings every Sunday night for years, plays were put on, and it was the social center of the neighborhood for young and old. Mrs. Otis Floyd Lamson gave many book reviews in the chapel.

When the Epiphany was being organized, the priest-in-charge, the Reverend Mr. Buzzell suggested The Church of the Epiphany as the parish name, and a few weeks later it was unanimously adopted, January 7, 1908.

Photographs;

See Attached Photographs

3

BIBLIOGRAPHY

City of Seattle Building Permit #101597 dated 4/5/11

Submitted by

Mrs. (Dean) John F. Maguire

& ROBERT
ANGLIN

Address

1530 - 38th Ave East

Phone

322-4765

Date

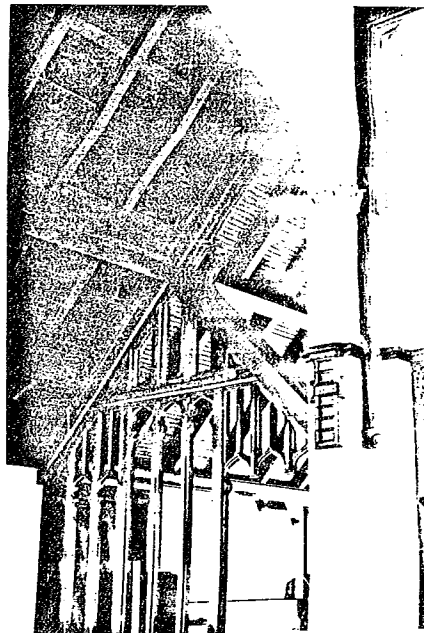
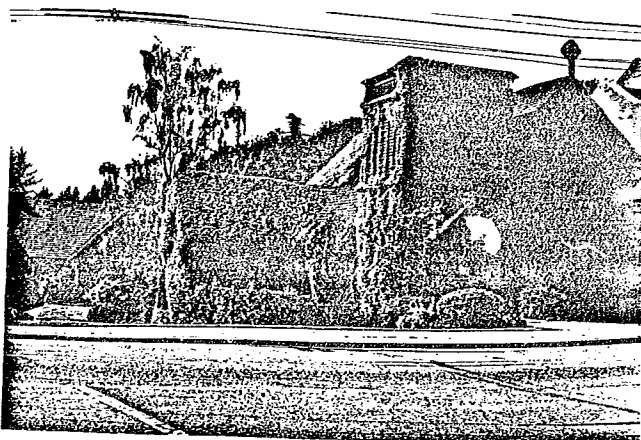
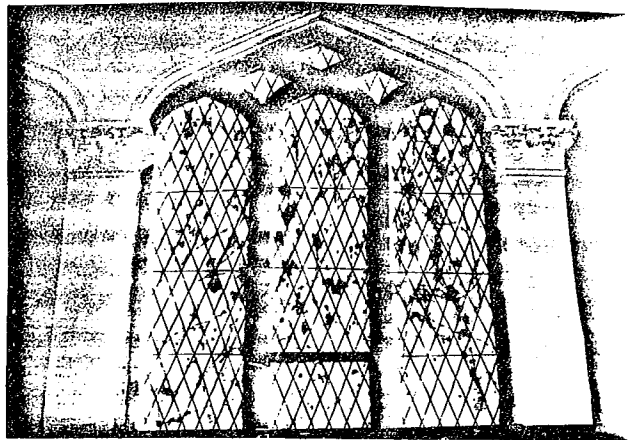
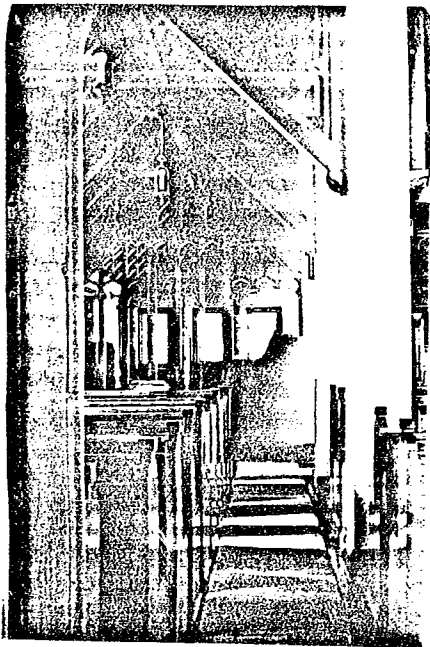
7/17/78

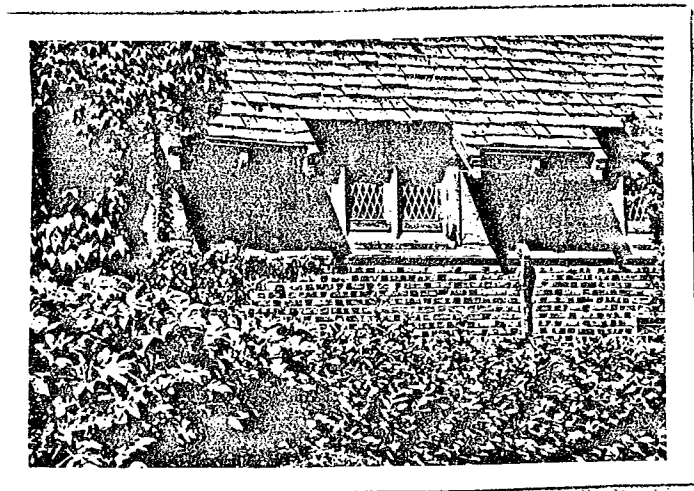
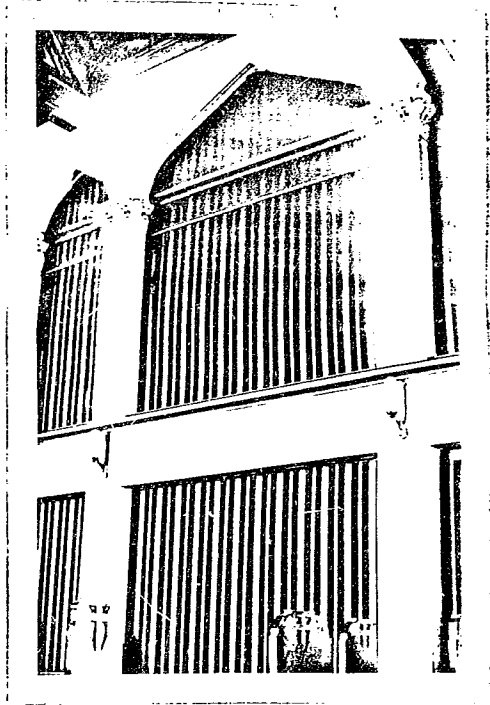
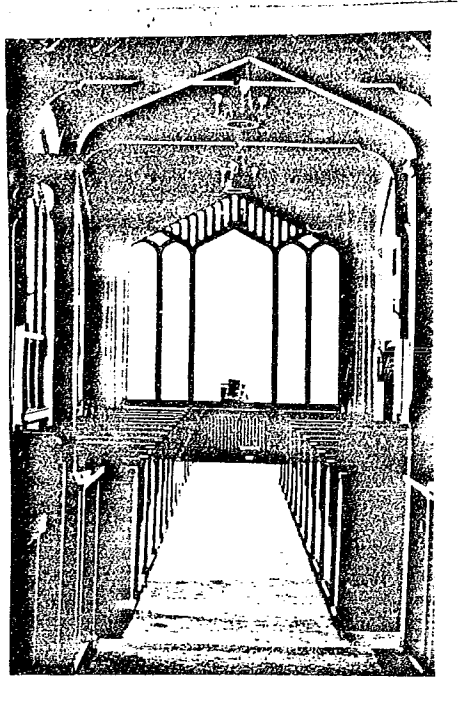
Reviewed

[Signature]
Historic Preservation Officer

Date

2/25/85





NAME CHURCH of the EPIPHANY 128

2 ADDRESS DERRY BLAINE LAKE PARK ADDN. EWN. BLOCK TRACT GRANT NO. 103 Less POF for St.

SECTION 27th 25th RANGE 4

DESCRIPTION

3 ADDRESS PROPERTY 1805 38th AVE. PARISH of SEATTLE INC (S)

4 FEE OWNER Epiphany

5 ARCHITECT

PERMIT NO.

ORIG. COST \$

6 BUILDING CHURCH

1 Story

4 Rooms

BASEMENT FULL Concrete

Concrete Floors

Plastered

STORE FRONTS NONE

EXTERIOR Brick solid- 3" wire cut

Wood trim

FOUNDATION Concrete

ROOF Shingle

EXTRA FEATURES NONE

CONSTRUCTION Solid Masonry-Good

MISCELLANEOUS

7 CONDITION: EXTERIOR Good INTERIOR Good FOUND Good

8 MAIN SUPPORT COLUMN x FOOTING x SPAN FT.

9 FIRST FLOOR JOIST 8 x 10 and 16" ON CH CENTERS BRIDGED

BUILDING Finished

10 NET INCOME \$

11 GROSS INCOME \$ EXPENSE \$ % ECON. SUIT. % TOTAL %

12 DEPRECIATION: COND. 3 % OBSOLETE REMODELED

YEAR BUILT 1920 FUTURE LIFE 38 YEARS

EFFECTIVE AGE 17 YEARS

SQUARE FT. 5,024 AREA CUBIC FT.

DIMENSIONS x x

INTERIOR

Plastered

Fir trim

FLOORS Fir

FIRE PLACE NONE

PLUMBING 6 Fix.-Medium

2 Toilets; 2 Basins; 2 Sinks

TILE WORK NONE

WIRING

HEATING Hot Water-Oil Burner

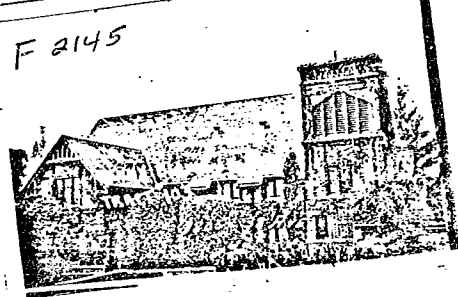
"Pacifica" Air cond. Fan

ELEVATORS NONE

CEILING HEIGHT Basement 12'

1st Floor 16'; 2nd Floor

mean 5'



IMPROVEMENT VALUE

BUILDING \$

LESS DEPRECIATION \$

DEPRECIATED VALUE \$

OTHER BUILDINGS \$ 13,000

ASSESSED VALUE 80% \$ 10,400

DATE 8/25-'37

LAND INFORMATION

1. SIZE x Sloping-Down

2. STREET-Road Graded-1926-

No alley

3. SIDEWALK CONDO. S-Sewer

City Water-

4. LANDSCAPING Lawns, shrubs,

good cond.

5. TREND Stationary \$

6. USE Res. 131.00

7. DISTRICT Good Old.

John J. [Signature]

EXTERIOR

OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
C							

OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP

REMARKS Also Trans 104 to J. 104

REMARKS

FLOOR CON

Joist 4x11

Mill

R.C. 2

Steel

ROOF COVER

Bit-U

FLOOR PLAN

6.00

EF:vf
/18/78

MAY-24-79 100254 7905241004 LST A RF

MAY 24 1 37 PM '79

RECORDED KC RECORDS

ORDINANCE 107756

AN ORDINANCE relating to historic preservation, designating the Epiphany Chapel a Landmark under Ordinance 106348 and imposing controls thereon.

WHEREAS, the Landmarks Ordinance (106348) establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, The Landmarks Preservation Board after a public hearing on May 17, 1978 voted to approve the nomination of the Epiphany Chapel, 3719 East Denny Way, Seattle as a Landmark under Ordinance 106348; and

WHEREAS, after a public hearing on June 21, 1978, the Board voted to approve the designation of the Epiphany Chapel as a Landmark under Ordinance 106348; and

WHEREAS, on August 11, 1978 the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of the designation, controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Epiphany Chapel, more particularly described as Lot 103, Denny Blaine Lake Park to the City of Seattle, as a Landmark is hereby approved, based upon satisfaction of the following criteria of Ordinance 106348:

(2) - It is associated in a significant way with the life of a person important in the history of the city, state, or nation; and

(3) - It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation; and

(5) - It is an outstanding work of a designer or builder; and

1 (6) - Because of its prominence of spatial location,
2 contrasts of siting, age, or scale, it is an easily
3 identifiable visual feature of its neighborhood or the
4 city and contributes to the distinctive quality or
5 identity of such neighborhood or the city.

6 Section 2. The following controls upon alteration of
7 the landmark are hereby imposed:

8 A Certificate of Approval must be obtained or the time
9 for denying a Certificate of Approval must have expired
10 before the owner may make alterations to: The entire
11 exterior and interior of the chapel, provided that
12 nothing herein shall prevent any changes in such features
13 where such changes are necessitated by changes in the
14 liturgy, it being understood that the owner is the
15 exclusive authority on liturgy and is the decisive
16 party in determining what architectural changes are
17 appropriate to the liturgy; provided, further, that
18 when it is proposed to make changes necessitated by
19 changes in the liturgy, the owner shall communicate the
20 nature of such proposed change to the Landmarks Preser-
21 vation Board in order to receive comment, and, if
22 required, the Board shall issue a Certificate of Approval,
23 however prior to the issuance of any Certificate, the
24 Board and owner shall jointly explore such possible
25 alternative design solutions as may be appropriate or
26 necessary in order to preserve the above specified
27 features of the designated structure. Any in-kind
28 maintenance and repair for the above noted features
shall be excluded from the above controls.

Section 3. The following economic incentives are
hereby made available to the owner:

(To be used for all Ordinances except Emergency.)

1. The incentives available to all Seattle Landmarks under the City's Zoning Ordinance;
2. Historic Preservation Grants-in-Aid funds, on an application basis, should the property be entered in the National Register of Historic Places; and
3. Benefits available under the Tax Reform Act of 1976 should the property be entered in the National Register of Historic Places.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 14.08 of Ordinance Number 106348.

Section 5. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections and deliver two copies to the Landmark Preservation Board, and one to the Superintendent of Buildings.

Section 6. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 23 day of October, 1978,
and signed by me in open session in authentication of its passage this 23 day of
October, 1978

John Miller
President of the City Council.

Approved by me this 1 day of November, 1978
Charles Roper
Mayor.

Filed by me this 1 day of November, 1978.

Attest: E. L. King
City Comptroller and City Clerk.

(SEAL)

Published.....

By Rayne Angerme
Deputy Clerk.

7905241004

FILED FOR RECORD OF
Name City Clerk's Office
Address Same

7905241004

STATE OF WASHINGTON)
COUNTY OF KING) SS
CITY OF SEATTLE)

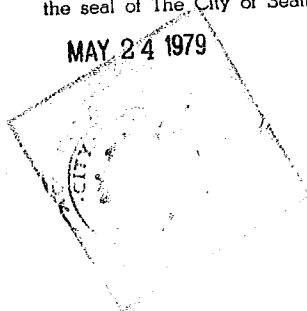
I, E. L. KIDD, Comptroller and City Clerk of the City of Seattle, do hereby
certify that the within and foregoing is a true and correct copy of the
original instrument as the same appears on file, and of record in this
department

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
the seal of The City of Seattle, this

E. L. KIDD
Comptroller and City Clerk

By:

Dorothy L. McFarlin
Deputy Clerk



CSE 20.14

The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported
and Adopted

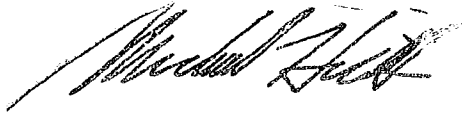
Your Committee on URBAN DEVELOPMENT AND HOUSING
to which was referred

OCT 23 1978

C.B. 99776 - Designating the Epiphany Chapel as an Historic Landmark.

Relating to historic preservation, designating the Epiphany Chapel a
Landmark under Ordinance 106348 and imposing controls thereon

RECOMMENDS THAT SAME DO PASS AS AMENDED.



Chairman

Chairman

Committee

Committee

ORDINANCE 107758

AN ORDINANCE relating to historic preservation, designating the Epiphany Chapel a Landmark under Ordinance 106348 and imposing controls thereon.

WHEREAS, the Landmarks Ordinance (106348) establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, The Landmarks Preservation Board after a public hearing on May 17, 1978 voted to approve the nomination of the Epiphany Chapel, 3719 East Denny Way, Seattle as a Landmark under Ordinance 106348; and

WHEREAS, after a public hearing on June 21, 1978, the Board voted to approve the designation of the Epiphany Chapel as a Landmark under Ordinance 106348; and

WHEREAS, on August 11, 1978 the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of the designation, controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Epiphany Chapel, more particularly described as Lot 103, Denny Blaine Lake Park to the City of Seattle, as a Landmark is hereby approved based upon satisfaction of the following criteria of Ordinance 106348:

(2) — It is associated in a significant way with the life of a person important in the history of the city, state, or nation; and

(3) — It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation; and

(5) — It is an outstanding work of a designer or builder; and

(6) — Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city.

Section 2. The following controls upon alteration of the landmark are hereby imposed:

A. Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations to: The entire exterior and interior of the chapel, provided that nothing herein shall prevent any changes in such features where such changes are necessitated by changes in the liturgy, it being understood that the owner is the exclusive authority on liturgy and is the decisive party in determining what architectural changes are appropriate to the liturgy; provided, further, that when it is proposed to make changes necessitated by changes in the liturgy, the owner shall communicate the nature of such proposed change to the Landmarks Preservation Board in order to receive comment and, if required, the Board shall issue a Certificate of Approval, however prior to the issuance of any Certificate, the Board and owner shall jointly explore such possible alternative design solutions as may be appropriate or necessary in order to preserve the above specified features of the designated structure. Any in-kind maintenance and repair for the above noted features shall be excluded from the above controls.

Section 3. The following economic incentives are hereby made available to the owner:

1. The incentives available to all Seattle Landmarks under the City's Zoning Ordinance:

2. Historic Preservation Grants-in-Aid funds, on an application basis, should the property be entered in the National Register of Historic Places; and

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 14.08 of Ordinance Number 106348.

Section 5. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections and deliver two copies to the Landmark Preservation Board, and one to the Superintendent of Buildings.

Section 6. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall become a law under the provisions of the city charter.

Passed by the City Council the 23rd day of October, 1978, and signed by me in open session in authentic of its passage this 23rd day of October, 1978.

JOHN MILLER,
President of the City Council.

Approved by me this 1st day of November, 1978.

CHARLES ROYER,
Mayor.

Filed by me this 1st day of November, 1978.

Attest: E. L. KIDD,
City Comptroller and
City Clerk.

By: WAYNE ANGEVINE,
(Seal) Deputy Clerk.

Publication Ordered by E. L. KIDD, Comptroller and City Clerk.

Date of official publication in the Daily Journal of Commerce, Seattle, November 3, 1978.
(C-627)

C-627

Affidavit of Publication

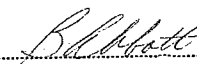
STATE OF WASHINGTON
KING COUNTY—SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

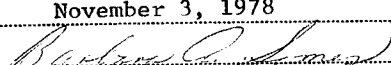
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

Ordinance No. 107756

was published on November 3, 1978


Subscribed and sworn to before me on

November 3, 1978


Notary Public for the State of Washington,
residing in Seattle.